

# Mountain Democrat

PROOF OF PUBLICATION  
(2015.5 C.C.P.)

## Proof of Publication of NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA  
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Monday, Wednesday, and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

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All in the year 2018.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 5<sup>th</sup> day of MARCH, 2018

*Allison Rains*

Signature

### NOTICE OF PUBLIC HEARING

The County of El Dorado Board of Supervisors will hold a public hearing in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667 on March 20, 2018, at 3:00 p.m., to consider Rezone Z12-0010/ Planned Development PD12-0002/ Tentative Subdivision Map TM12-1510/Piedmont Oak Estates submitted by JIM DAVIES and TERRI CHANG to request the following: 1) Rezone portions of: (a) Assessor's Parcel Number: 051-550-58: Approximately 5.05 acres of Single Unit Residential-Planned Development District (R1-PD) to Open Space-Planned Development (OS-PD); and approximately 0.24 acre of Single Unit Residential-Planned Development (R1-PD) to Community Commercial-Planned Development (CC-PD); (b) Assessor's Parcel Number: 051-550-40: Approximately 1.44 acres of Single Unit Residential-Planned Development (R1-PD) to Open Space-Planned Development (OS-PD); (c) Assessor's Parcel Number: 051-550-48: Approximately 0.57 acre of Single Unit Residential-Planned Development (R1-PD) to Open Space-Planned Development (OS-PD); and (d) Assessor's Parcel Number: 051-550-51: Approximately 1.22 acres of Single Unit Residential-Planned Development (R1-PD) to Open Space-Planned Development (OS-PD); 2) Tentative Subdivision Map (Piedmont Oaks Estates) of 25.86-acre property creating a total of 103 lots consisting of 75 residential lots (20 custom and 55 clustered), one lift station lot, one road lot, 12 private access lots, six open space lots, one commercial lot, and seven Remainder Lots. The Tentative Subdivision Map includes a Design Waiver for the construction of sidewalks on both sides of the road with reduced widths from 8-foot to 6-foot (along Commercial area frontage) and 6-foot to 4-foot (along residential subdivision); 3) Development Plan for Piedmont Oak Estates to include 8.28 acres of open space areas (35% of the entire site) and modifications to Single-Unit Residential Zone (R1) District minimum standards for lot size, lot widths, yard setbacks, and maximum building coverage. Ten percent of the proposed residential units shall be reserved as affordable housing. The property, identified by Assessor's Parcel Numbers 051-550-40, 051-550-48, 051-550-51, and 051-550-58, consisting of 25.86 acres, is located at the northeast corner area of State Highway 49 (Diamond Road) and Black Rice Road, approximately 0.75 miles along State Highway 49 (Diamond Road) from its northerly intersection with Pleasant Valley Road, in the Diamond Springs area, Supervisorial District 3. (County Planner: Mel Pabalinas) (Mitigated Negative Declaration prepared)

The Planning Commission has recommended approval of these applications based on the Findings and Conditions of Approval on file in Planning Services of the Planning and Building Department.

All persons interested are invited to attend and be heard or to write their comments to the Board of Supervisors at 330 Fair Lane, Placerville, CA 95667 or via e-mail: edc.cob@edcgov.us. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board at, or prior to, the public hearing. Any questions regarding this project should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

COUNTY OF EL DORADO PLANNING COMMISSION  
ROGER TROUT, Executive Secretary  
March 5, 2018  
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